

1/4 Lawrenson Circuit, Jacka, ACT, 2914

STONE

Townhouse For Sale

Thursday, 1 August 2024

1/4 Lawrenson Circuit, Jacka, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Perfect Family Haven

Step into a world of comfort and elegance with this enchanting family home. Imagine starting your mornings in a master bedroom complete with built-in robes and a private ensuite, offering a serene retreat from the daily hustle. Each additional bedroom also features built-in robes, ensuring ample storage for everyone. The well-appointed main bathroom invites relaxation with its luxurious full-sized tub.

Bask in the natural light of the brightly lit living and dining areas, creating a warm and inviting atmosphere. The modern kitchen, complete with a breakfast bar, is perfect for meals and entertaining. The conveniently located laundry, situated in the single car garage with internal access, adds practicality to the home.

Outside, the easy-to-maintain backyard provides a peaceful oasis for relaxation and family activities. Whether hosting a barbecue or enjoying a quiet evening, this space is designed for effortless enjoyment.

Embrace the lifestyle you've always dreamed of in this delightful home, crafted with care and love, where every moment feels like a touch of magic.

Features Overview:

- North facing rear
- Single level floorplan
- NBN connected with FTTP
- Age: 11 years (built in 2013)
- Units plan number: 3972
- EER (Energy Efficiency Rating): 6 Stars

Sizes (Approx)

- Internal Living: 95.2 sqm
- Porch: 2.06 sqm
- Garage: 25 sqm
- Total Residence: 122.26 sqm

Prices

- Strata Levies: \$537.5 per quarter
- Rates: \$500 per quarter
- Land Tax (Investors only): \$628.38 per quarter
- Conservative rental estimate (unfurnished): \$610 - \$620 per week

Inside:

- Spacious master bedroom with built-in robes and ensuite
- Additional bedrooms all feature built-in robes
- Well-appointed main bathroom with a full-sized tub
- Bright and airy living and dining areas
- Modern kitchen with breakfast bar
- Laundry situated within the garage
- Single car garage with internal access

Outside:

- Low-maintenance backyard

Construction Information:

- Flooring: Concrete slab on ground

- External Walls: Predominately brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

Jacka is a vibrant and family-friendly suburb located in the northern part of Canberra. Known for its peaceful atmosphere and close-knit community, Jacka offers an ideal blend of suburban tranquillity and urban convenience. Residents enjoy easy access to several parks, playgrounds, and open green spaces, making it perfect for families and outdoor enthusiasts. The suburb is well-served by local schools, childcare centres, and essential amenities, ensuring a comfortable and convenient lifestyle. With its scenic surroundings and well-planned streetscapes, Jacka provides a welcoming environment for both young professionals and growing families. Additionally, the nearby Gungahlin Town Centre offers a range of shopping, dining, and entertainment options, enhancing the appeal of this charming suburb.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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